

AN ORDINANCE

Z-00-68

BY: ZONING COMMITTEE

8-15-00

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at the northeast corner of Glenwood Avenue and the Glenwood-Wylie Connector, S.E. be changed from the I-1 (Light Industrial) District and the I-2 (Heavy Industrial) District, to the PD-MU (Planned Development-Mixed Use) District to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 12 of the 14th District, Fulton County, Georgia, more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "PD Planned De elopment District," and Chapters 19A through 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,

Rhonda Dauphin Johnson

Municipal Clerk, CMC

ADOPTED as amended by the Council RETURNED WITHOUT SIGNATURE OF THE MAYOR APPROVED as per City Charter Section 2-403

JAN 02, 2001

JAN 10, 2001

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN OR BEING IN LAND LOT 12 OF THE 14TH DISTRICT, FULTON COUNTY, CITY OF ATLANTA, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT AT THE MITRED INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF GLENWOOD AVENUE (50 FOOT RIGHT-OF-WAY WIDTH) WITH THE EASTERLY RIGHT-OF-WAY OF GLENWOOD-WYLIE CONNECTOR (VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT FROM WHICH A CONCRETE RIGHT-OF-WAY MONUMENT IS 0.4 FEET NORTHEASTERLY, AND SAID POINT WHICH IS THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING, THENCE PROCEED ALONG SAID EASTERLY RIGHT-OF-WAY OF GLENWOOD-WYLIE CONNECTOR NORTH O5 DEGREES 53 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 169.81 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT;

THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1462.40 FEET AND AN ARC LENGTH OF 171.31 FEET, BEING SUBTENDED BY A CHORD OF NORTH O2 DEGREES 31 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 171.28 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT;

THENCE CONTINUE ALONG SAID RIGHT-OF-WAY NORTH OO DEGREES 49 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 217.32 FEET TO A POINT;

THENCE CONTINUE ALONG SAID RIGHT-OF-WAY NORTH OI DEGREE 15 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 225.78 FEET TO A FIVE-EIGHTHS REINFORCING BAR;

THENCE CONTINUE ALONG SAID RIGHT-OF-WAY NORTH OO DEGREES 44 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 331.03 FEET TO A POINT AT THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY OF GLENWOOD-WYLIE CONNECTOR (VARIABLE WIDTH RIGHT-OF-WAY) WITH THE SOUTHERLY RIGHT-OF-WAY OF INTERSTATE 20 (VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT FROM WHICH A CONCRETE RIGHT-OF-WAY MONUMENT IS 0.7 FEET NORTHEAST:

THENCE DEPART SAID EASTERLY RIGHT-OF-WAY OF GLENWOOD-WYLIE CONNECTOR AND PROCEED ALONG SAID SOUTHERLY RIGHT-OF-WAY OF INTERSTATE 20 NORTH 10 DEGREES 35 MINUTES II SECONDS EAST FOR A DISTANCE OF 489.69 FEETTO A POINT;

THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY NORTH 16 DEGREES 45

MINUTES 52 SECONDS EAST FOR A DISTANCE OF 374.51 FEETTO A POINT; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY NORTH 13 DEGREES 15 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 291.00 FEET TO A POINT AT THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY OF INTERSTATE 20 WITH THE WESTERLY RIGHT-OF-WAY OF STOVALL STREET (40 FOOT RIGHT-OF-WAY WIDTH), SAID POINT FROM

WHICH A CONCRETE RIGHT-OF-WAY IS 1.4 FEET NORTHEASTERLY;

THENCE DEPART SAID SOUTHERLY RIGHT-OF-WAY OF INTERSTATE 20 (VARIABLE WIDTH RIGHT-OF-WAY) AND PROCEED ALONG SAID WESTERLY RIGHT-OF-WAY OF STOVALL STREET SOUTH OO DEGREES IO MINUTES 29 SECONDS EAST FOR A DISTANCE OF 689.01 FEET TO A FIVE-EIGHTHS REINFORCING BAR AT THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY OF STOVALL STREET WITH THE NORTHERLY RIGHT-OF-WAY OF SANDERS AVENUE (30 FOOT RIGHT-OF-WAY WIDTH);

THENCE DEPARTING WESTERLY RIGHT-OF-WAY OF STOVALL STREET AND PROCEED ALONG SAID NORTHERLY RIGHT-OF-WAY OF SANDERS AVENUE NORTH 88 DEGREES 53 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 370.80 FEBTO A POINT;

THENCE NORTH 88 DEGREES 53 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 9.26 FEET TO A FIVE-EIGHTHS INCH REINFORCING BAR;

THENCE SOUTH OI DEGREES O2 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 17.66 FEET TO A FIVE-EIGHTHS INCH REINFORCING BAR;

THENCE SOUTH 68 DEGREES 34 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 1.12 FEET TO A FIVE-EIGHTHS INCH REINFORCING BAR;

THENCE SOUTH O DEGREES 33 MINUTES 26 SECONDS EAST FOR A DISTANCE OF

134.27 FEET TO A FIVE-EIGHTHS INCH REINFORCING BAR; THENCE SOUTH O DEGREES 37 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 115.86 FEET TO A FIVE-EIGHTHS INCH REINFORCING BAR;

THENCE SOUTH O DEGREES 39 MINUTES 58 SECONDS WEST FOR A DISTANCE OF 386.08 FEET TO A FIVE-EIGHTHS INCH REINFORCING BAR;

THENCE SOUTH 05 DEGREES IT MINUTES 45 SECONDS EAST FOR A DISTANCE OF 160.69 FEET TO A POINT ON THE CONCRETE WALK AT THE AFORESAID NORTHERLY RIGHT-OF-WAY OF GLENWOOD AVENUE (50 FOOT RIGHT-OF-WAY WIDTH);

THENCE PROCEED ALONG SAID NORTHERLY RIGHT-OF-WAY OF GLENWOOD AVENUE NORTH 89 DEGREES 06 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 124.85 FEET TO A PK NAIL IN THE CONCRETE WALK AT THE AFORESAID MITRED INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF GLENWOOD AVENUE WITH THE EASTERLY RIGHT-OF-WAY OF GLENHOOD-HYLIE CONNECTOR (VARIABLE WIDTH RIGHT-OF-WAY);

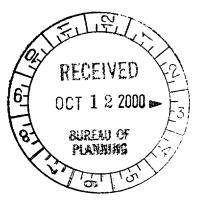
THENCE PROCEED ALONG SAID MITRED INTERSECTION OF RIGHTS-OF-WAY NORTH 38 DEGREES 34 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 44.42 FEET TO THE POINT OF BEGINNING.

Conditions for Z-00-68

- 1. This rezoning is conditioned on the document entitled "Zoning Conditions, Z-00-68, "Glenwood Development, October 12, 2000" attached as Exhibit A consisting of eight (8) pages and marked received by the Bureau of Planning October 12, 2000.
- 2. The attached letter from William F. Kennedy to Councilmember Debi Starnes, dated October 31, 2000 is hereby considered a condition of this rezoning and its provisions shall be enforced as such.

Amendment Incorporated by tcp 1/10/01

Zoning Conditions Z-00-68, "Glenwood Development" Oct. 12, 2000

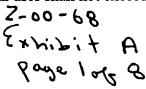


Site Plan

Zoning of the subject property to PD-MU (Planned Development-Mixed Use) shall be conditioned on the site plan titled "Master Site Plan", prepared by Smallwood, Reynolds, Stewart, Stewart & Associates, Inc., dated October 5, 2000, revised October 10, 2000, stamped as received by the Bureau of Planning on October 12, 2000.

Land Uses

- 1. Permitted land uses shall be as follows:
 - a) Commercial ("Retail"): All uses that are permitted in the C-1 (Community Business) district except for commercial greenhouses, sales and leasing agencies for new passenger automobiles, security storage centers.
 - b) Accessory Commercial ("Accessory Retail") defined as any permitted commercial use, which is located on the ground floor of a building.
 - c) Offices. A minimum of 50 percent of the ground floor of office buildings shall be designed in such a way that will be usable for accessory commercial uses, either at completion of the building or by conversion and retrofitting of the space after the building is completed.
 - d) Residential, including home occupations as defined in Sec. 16.001(17) of the Zoning Ordinance, and including home art studios and galleries as defined in Sec. 16-29.001(31) of the Zoning Ordinance. Accessory commercial uses shall be permitted in multifamily residential buildings.
- 2. Land uses shall be located within the site as shown on the Master Site Plan. If the intersections of proposed new streets with the Glenwood Memorial Connector and/or Glenwood Avenue are required to be changed from the locations shown on the Master Site Plan by the Georgia Department of Transportation or by The City of Atlanta Department of Public Works, respectively, those changes shall be considered to be minor changes subject to administrative approval by the Bureau of Planning, and those changes shall not affect the general location of land uses as shown on the site plan.
- 3. The gross square footage of the retail center (shown on the Master Site Plan as "Building F") shall not exceed 68,000 square feet. The total gross square footage of accessory commercial uses shall not exceed 82,000 square feet.



- 4. Minimum total open space and usable open space shall be as shown on the Master Site Plan, and shall be calculated based on paragraph 1(a) of the "Dedication of Public Streets and Intersections" section of these zoning conditions.
- 5. The maximum floor area ratio (FAR) for the entire site shall be.89 including Area F, and 1.14 excluding Area F.
- 6. Maximum building heights shall be as shown on the Master Site Plan.
- 7. Development shall be phased so that proposed residential space is developed in advance of, or concurrent with an equivalent percentage of office space so that when 100 percent of the proposed office space has been built, 100 percent of the proposed residential space shall also have been built.
- 8. Surface parking lots shall be landscaped in accordance with the requirements of the City of Atlanta Tree Ordinance, subject to approval by the City Arborist.

Single-Family Residential (Areas G and G1)

- 1. Each residence in Areas G and G1 shall be allowed to have a "garage apartment" on the lot, which may be used for one dwelling unit or a combination of one dwelling unit and a garage for vehicles, provided that the square footage of the garage apartment shall not exceed 30 percent of the square footage of the principal structure.
- 2. Maximum floor area ratio (FAR) of structures on each residential lot, including the principal dwelling unit, garage apartment, and any accessory structures, shall be .50.
- 3. Maximum height of structures shall be 35 feet.

4. Coverage with impervious surface of each residential lot shall be a maximum of 54% of the net lot area. Access ramps for handicapped persons shall not be counted in computing lot coverage.

Dedication of Public Streets and Intersections

- 1. It is the specific intent of this ordinance, being the ordinance that rezones the subject property to the PD-MU zoning classification, that the proposed streets shown on the Master Site Plan as "public streets" be dedicated to the City of Atlanta. Furthermore, it is the intent of this ordinance to waive certain requirements of Section 15 of the Municipal Code, as well as City of Atlanta Department of Public Works standards, that would conflict with street paving widths and street parking for those streets that are dedicated as public streets, as follows:
 - a. The width of each street lane for moving traffic as shown on the Master Site Plan for "Public Streets" shall be 12 feet.
 - b. The width of parking lanes shall be no greater than 8 feet.
 - c. On-street parking shall be permitted as shown on the Master Site Plan.

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d. Driveway and curb cuts onto private property shall be a maximum width of twenty-four (24) feet wide for two-way entrances and twelve (12) feet for one-way entrances.

Should this waiver be ineffective for any reason, and should the City require that street widths be greater than 12 feet per lane, the calculation of usable open space shall be adjusted accordingly. For example, should the width of moving traffic lanes be 14 feet, the calculation of usable open space shall include 2 feet of the adjacent street.

Streets and Intersections

- 1. Block lengths shall be as shown on the Master Site Plan. In no case shall blocks be longer than 400 feet, except for those blocks shown on the Master Site Plan as E2, which are to be developed for continuous rows of townhomes. A block shall be defined as the distance along which a building has a continuous façade without any breaks in the façade greater than ten feet.
- 2. Pedestrian crossings shall be located as shown on the Master Site Plan. There shall be a pedestrian crossing across each street of an intersection, and across streets.
- 3. Every effort shall be made to provide pedestrian crossings on major streets with paving of a color or texture that is different from that of the street paving.
- 4. Pedestrian crossing distance from edge to edge of any street or from the edge of a street median to the opposite edge of a street shall be no greater than 28 feet. To achieve this standard, corner radii at intersections of streets without medians may be 15 feet.
- 5. Vehicle stop bars shall be painted on streets at a minimum distance of 2 feet from the edge of the crossing pavement.
- 6. Curb cuts for vehicles shall be limited to one per building per street, provided, however, that this condition shall not apply to curb cuts into the surface parking lot in front of the retail center shown on the Master Site Plan as "F".
- 7. Gates shall not be permitted across any public street.
- 8. With respect to the north/south boulevard that intersects with Glenwood Avenue and that is to be dedicated to the City as a public street,
 - a. The width of the median shall be no less than 10 feet.

b. Private parking on the boulevard to serve the parking needs of the townhouse residents ("E2") shall be allowed. The Developer may withhold an easement for this purpose. The sidewalks along the boulevard shall be open for access and use by the public.

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Parking and Loading Areas

- 1. Maximum parking ratios for all uses shall be as shown on the Master Site Plan.
- 2. Shared parking shall be provided in the two parking garages shown on the Master Site Plan as "H" for the following: (a) the office and accessory commercial uses in the office buildings ("A1" and "A2"), and (b) the condominiums and apartments and accessory retail in the condominiums, apartments, and townhomes ("B", "C1", "C2", "D1", "D2", "E1", and "E2").
- 3. Each parking garage "H" may be completed with the full number of shared parking spaces before all of the buildings for which they are intended to provide parking are completed.
- 4. Loading and service areas shall be located below grade or in otherwise inconspicuous areas. The alleys on the Master Site Plan shall be deemed to be inconspicuous areas.

5. The Developer may, within the constraints of the maximum total spaces for each land use as indicated on the Master Site Plan, make minor modifications to the configuration and layout of the surface parking lots, in order to accommodate the maximum allowed number of parking spaces.

Parking Structures

1. Entrances to garages and carports that serve a single residential unit shall not be visible from the public right-of-way.

2. Parking garages shall be enclosed on three sides by residential uses, as shown on the Master Site Plan.

6. The facade of each parking garage that fronts onto a "Public Street" shall conceal automobiles from visibility and shall have the appearance of a horizontal storied building. This may be done in a manner, which does not necessitate the use of glass or other elements, which may inhibit ventilation of the parking garage.

Sidewalks

- 1. Public sidewalks shall be located along all existing or new public streets and shall have minimum widths as indicated below:
 - a. Except along Glenwood Avenue, adjacent to single family detached homes and townhouse units:
 - i. Sidewalks shall be a minimum of eleven (11) feet in width and shall consist of two zones: a street furniture and tree planting zone which shall be located adjacent to the curb, and a clear zone.
 - ii. The street furniture and tree planting zone shall have a minimum width of five (5) feet and shall be planted with trees and continuous ground cover such as liriope spicata or mondo grass.

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- iii. The clear zone shall be a minimum width of six (6) feet, shall be hardscape, and shall be unobstructed by any permanent or nonpermanent element for a minimum width of six (6) feet and a minimum height of eight (8) feet.
- Along Glenwood Avenue or adjacent to multi-family buildings, commercial b. buildings, or mixed-use buildings, with the exception of along the proposed street located between buildings A1 and H, and A2 and H on the Illustrative Site Plan:
 - i. Sidewalks shall be a minimum of fifteen (15) feet in width and shall consist of two zones: a street furniture and tree planting zone which shall be located adjacent to the curb, and a clear zone.
 - ii. The street furniture and tree planting zone shall have a minimum width of five (5) feet.
 - iii. The clear zone shall be a minimum width of ten (10) feet, shall be hardscape, and shall be unobstructed by any permanent or nonpermanent element for a minimum width of ten (10) feet and a minimum height of eight (8) feet.

If a street is required to have lane widths for moving traffic of greater than 12 feet (as per the section "Dedication of Public Streets and Intersections, above), then sidewalk and clear zone widths shall be adjusted accordingly. For example, if lane widths are 14 feet, adjacent sidewalks shall be a minimum of thirteen (13) feet in width in lieu of fifteen (15) feet as specified in i. above, and clear zones shall be a minimum width of eight (8) feet in lieu of ten (10) feet as specified in iii. above.

- 2. Where property abuts a residential district along Glenwood Avenue, the sidewalk area within twenty (20) feet of such districts shall taper when necessary to provide a smooth transition to the existing residential district's sidewalk.
- 3. Utilities shall be installed underground or to the rear of structures to allow for the unobstructed use of the sidewalks.
- 4. Street trees shall be planted in the street furniture zone a maximum of forty feet (40) on center within the street furniture and tree planting zone and spaced equal distance between street lights. All newly planted trees shall be a minimum of two and one-half (2.5) inches in caliper measured thirty-six (36) inches above ground, shall be a minimum of ten (10) feet in height, and shall be limbed up to a minimum height of seven (7) feet. Trees shall also have a minimum planting area of 25 square feet.

5. Street lights added to supplement city lighting shall be spaced a maximum of forty (40) feet on center within the street furniture and tree planting zone, and spaced equal distance between required trees along all streets.

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Transportation

- 1. A bus shelter for use by MARTA patrons shall be provided along Glenwood Avenue on Developer's property. Said shelter shall provide seating, be internally lit, and post the schedule for MARTA Bus Routes utilizing that stop, which is currently route #9.
- 2. The owner or owners of building A1 and A2 shall participate in a Traffic Management Plan (TMP). The TMP shall be submitted to the City of Atlanta Bureau of Planning at six months after any member of the company or business first occupies an office space in the building, and thereafter on the yearly anniversary of first occupancy.

The TMP shall contain strategies for reducing the number of single-occupancy vehicle trips. These strategies shall include but not be limited to promoting mass transit including participation in the quantity discount for MARTA Transcards. The strategies shall also include carpooling, telecommuting, encouragement of bicycle travel, and installation of pedestrian access amenities in addition to the pedestrian crossings shown on the Master Site Plan.

The TMP shall be based on an annual commute mode survey. The survey shall be based on a continuous five-day work week for all employees who arrive at the work site between 6:00 A.M. and 10:00 A.M., Monday through Friday. The survey shall be conducted within 30 days of initial occupancy of office space and on each yearly anniversary of that date thereafter for a period of three years and biennially thereafter. A copy of the survey shall be attached to the TMP, and shall be submitted to the Bureau of Planning on each yearly anniversary as described above. At five years, the City and a representative of the businesses that participate in the TMP shall evaluate the usefulness of the annual survey and the City shall determine whether it shall continue on a biennial basis.

The TMP shall include, but not be limited to:

- 1. An estimate of the number of employees and visitors per hour who are expected to use rail and/or bus transit throughout the day.
- 2. A description of how information regarding new or existing transit stops and building access to such stops shall be communicated to the employees of the buildings.
- 3. A program to promote and maintain employee participation in carpooling, telecommuting, and use of mass transit, including a method of monitoring the number of ride sharers and their travel plans.

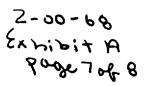
3. For commercial uses, bicycle parking shall be provided in the ratio of at least one (1) bicycle/moped parking space for every twenty (20) automobile parking spaces.

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- 4. Every effort shall be made to allow public and resident access to commercial bicycle parking facilities during non-business hours.
- 5. No building, commercial establishment or other property shall have fewer than three (3) bicycle/moped parking spaces but shall not be required to exceed a maximum of fifty (50) bicycle spaces.
- 6. Bicycle/moped spaces shall be located within the street furniture zone or parking garage a maximum distance of one hundred (100) feet of the building entrance, or shall be located at least as close as the closest automobile space, except for handicapped parking spaces. Each space shall include a metal anchor sufficient to secure the bicycle/moped frame when used in conjunction with a user-supplied lock.

Buildings and Structures

- 1. All commercial and restaurant establishments located on the ground floor of buildings and within ten (10) feet of the existing or proposed public sidewalks along public streets shall:
 - a. Provide windows and entrances for a minimum of sixty-five (65) percent of the length of the frontage, beginning at a point not more than three (3) feet above the sidewalk, for a height no less than ten (10) feet above the sidewalk. Windows for commercial uses shall allow views into the interior or display windows and shall not have painted glass, reflective glass or other similarly treated windows. Entrances may be counted towards window requirements.
 - b. Facades shall have a maximum length of twenty (20) feet without windows or entryway.
- 2. Façade design of buildings shall include indentations and projections in façade wall planes such as pilasters, arcaded walkways, balconies, porches, roof styles such as hip roofs, and awnings and canopies. Every effort shall be made to design façades of all buildings in a manner that is substantially similar, subject to approval by the Bureau of Planning, to those which are depicted in the following elevations and renderings shown on the in "Glenwood Development" presentation package prepared by Smallwood, Reynolds, Stewart, Stewart & Associates, Inc., dated 8/11/00 and stamped as received by the Bureau of Planning on August 15, 2000:
 - a. "Prototype Building Office A1 & A2"
 - b. "Multifamily Proposed Condominium B"
 - c. "Multi-Family Proposed Apartment C1"
 - d. "Multi-Family Proposed Apartment C2
 - e. "Multifamily Proposed Apartment/Condominium D1 & D2"
 - f. "Prototype Buildings Townhomes E1 & E2"
 - g. "Proposed Townhomes Sketch at Boulevard"
 - h. Prototype Buildings Retail Village F"
- 3. The ground floor of buildings in which accessory commercial is to be provided shall be constructed in such a manner that will provide for primary pedestrian



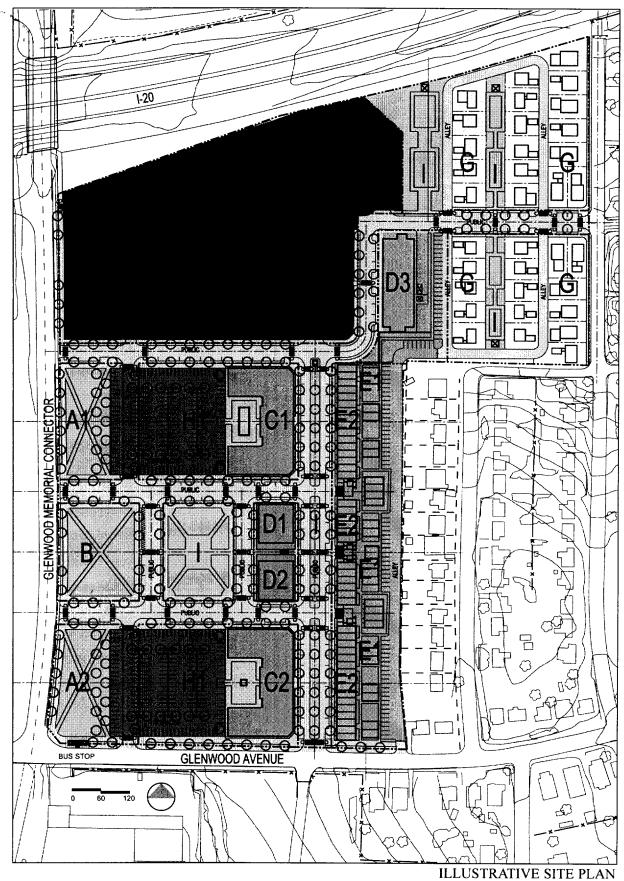
entrances from the street to the accessory commercial space. If primary pedestrian entrances are not constructed during initial construction of the building, the design of the ground floor shall be such that window openings can be converted to primary pedestrian entrances. Primary pedestrian entrances shall be provided for accessory commercial that is located within ten (10) feet of an existing or proposed public sidewalk, and:

- a. shall face and be visible from the street;
- b. shall be directly accessible, visible and adjacent to the sidewalk, supplemental zone, pedestrian plaza, courtyard or outdoor dining area adjacent to such street; and
- c. shall remain unlocked while the commercial establishment is open for business.
- 4. A street address number shall be located above the primary building entrance, shall be clearly visible from the sidewalk and shall be a minimum of six (6) inches in height.
- 5. The townhomes shown on the Master Site Plan as "E2" shall have individual entrances to each ground-floor dwelling unit, or may share an entrance with an adjacent ground-floor unit. The individual ground-floor entrances fronting the boulevard "Public Street" shall be directly accessible to and from the sidewalk adjacent to such street, shall provide a means by which people may enter and leave the dwelling unit, and shall open directly onto any park, plaza, terrace or porch which may be adjacent to the sidewalk.

Infrastructure

- 1. The Bureau of Buildings shall not issue a building permit until such time as the Commissioner of the Department of Public Works has certified that for each prospective phase of development, sewer capacity of offsite public sewers, into which the on-site sewers will connect, is sufficient to accommodate the additional sewage that would be generated by the proposed development. Non-bypass grease traps shall be installed in the sewer lines that service any restaurant.
- 2. The Bureau of Buildings shall not issue any clearing and grading permits for any phases of the development or for any portions of the development site until the Commissioner of the Department of Public Works has approved a stormwater drainage plan.

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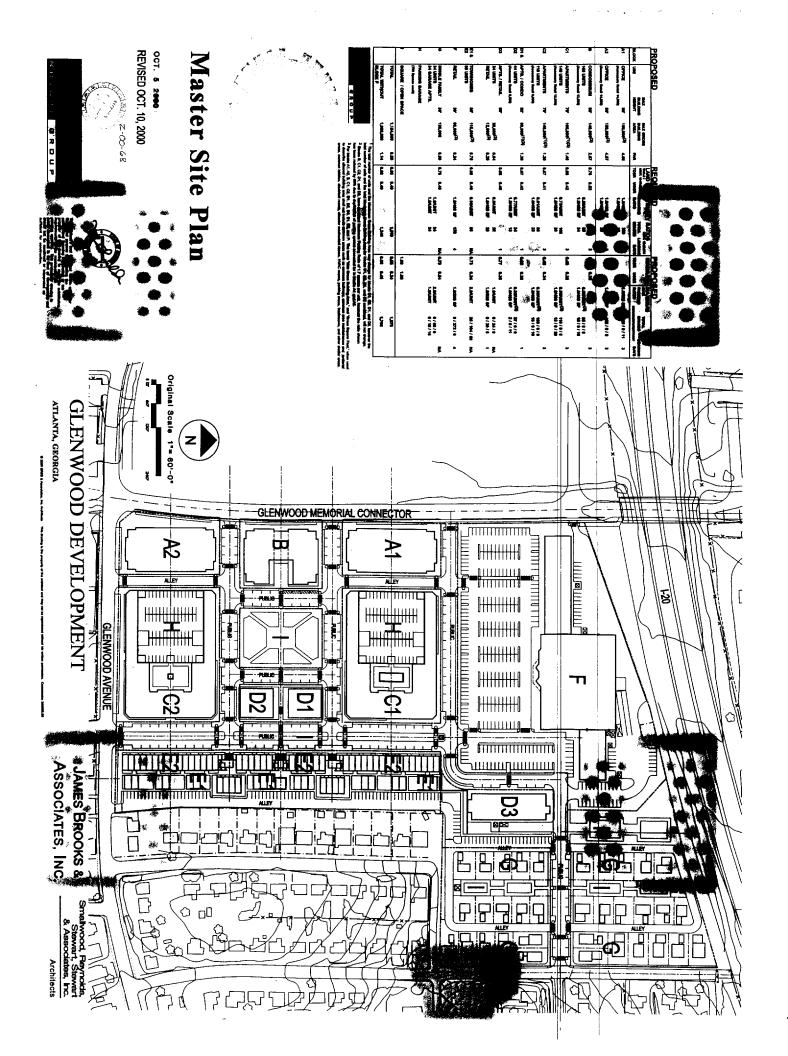
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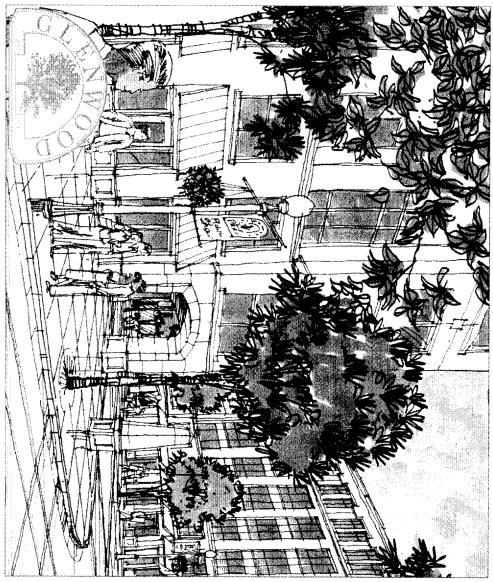
ATLANTA, GEORGIA

NOVARE GROUP

ASSOCIATES, INC.

Stewart, Stewart & Associates, Inc.







Plan

GLENWOOD DEVELOPMENT

ATLANTA, GEORGIA

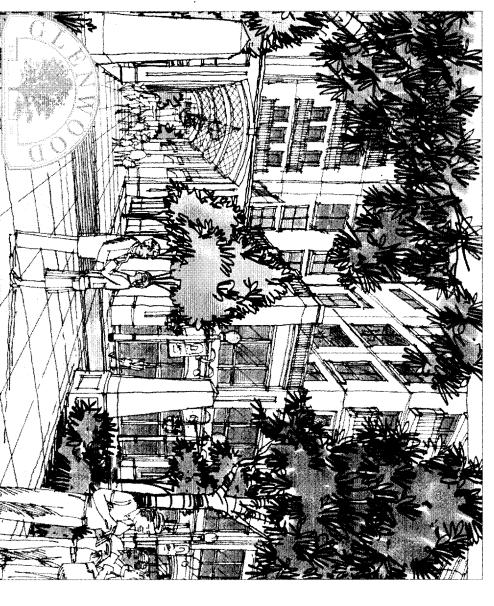
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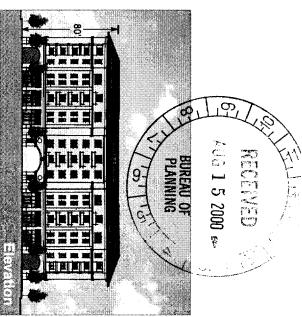
Smallwood, Reynolds, Stewart, Stewart & Associates, Inc.

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Architects

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Plan

GLENWOOD DEVELOPMENT

ATLANTA, GEORGIA

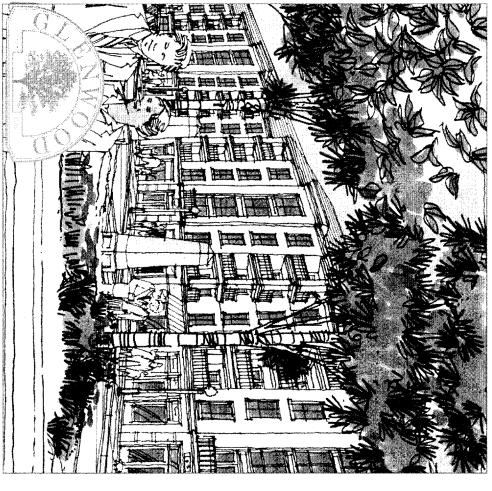
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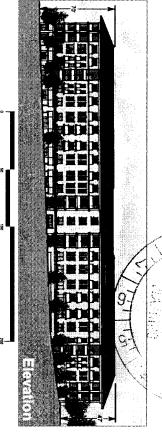
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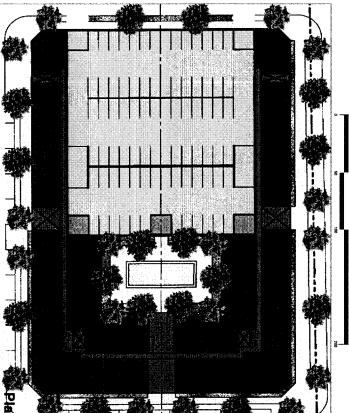
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Multi-Family - Proposed Apartment C1

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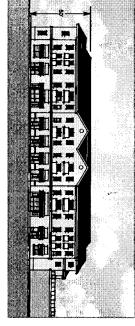
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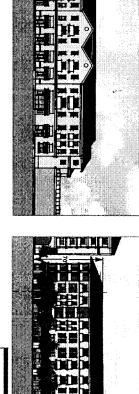
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Architects

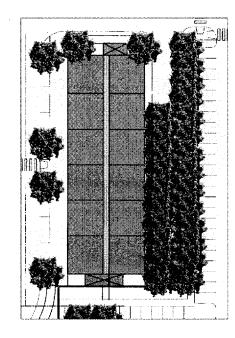
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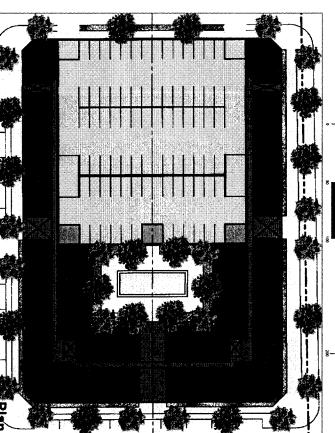




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PLANNING







Multi-Family - Proposed Apartment C2



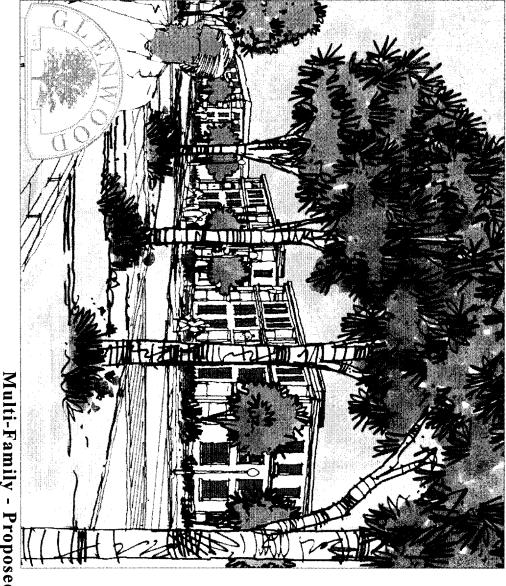
GLENWOOD DEVELOPMENT

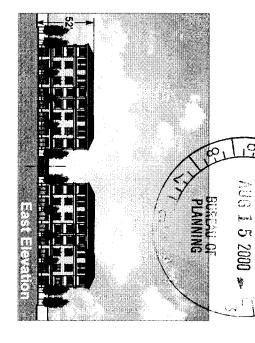
ATLANTA, GEORGIA

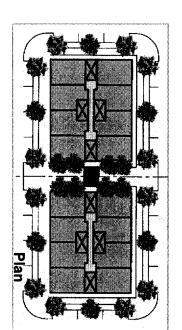
Associates, Inc. **JAMES BROOKS &**

Smallwood, Reynolds, Stewart, Stewart & Associates, Inc.

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Multi-Family - Proposed Apartment/Condominium D1 & D2

GLENWOOD DEVELOPMENT

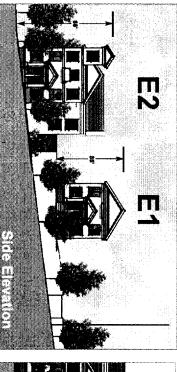
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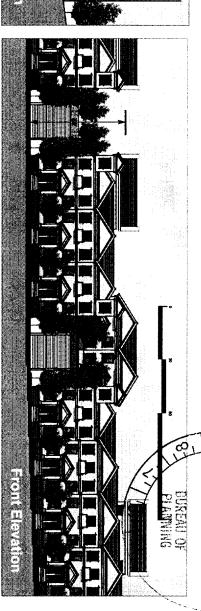
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Smallwood, Reynolds, Stewart, Stewart & Associates, Inc.

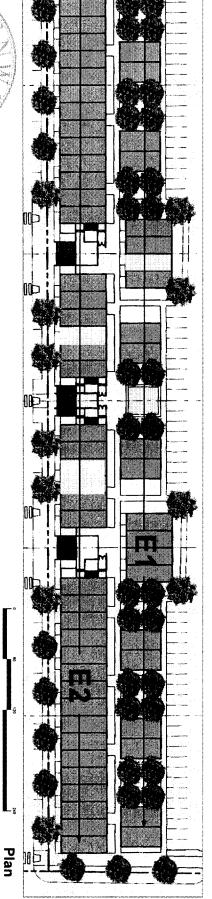
Architects

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Prototype Buildings - Town Homes E1 & E2

ATLANTA, GEORGIA

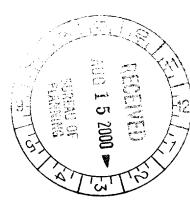
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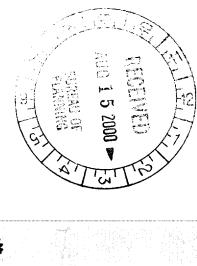
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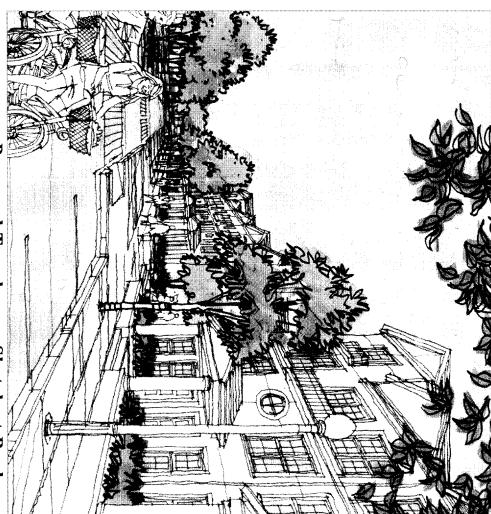
Smallwood, Reynolds, Stewart, Stewart & Associates, Inc.

Architects

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Proposed Townhomes Sketch at Boulevard

GLENWOOD DEVELOPMENT

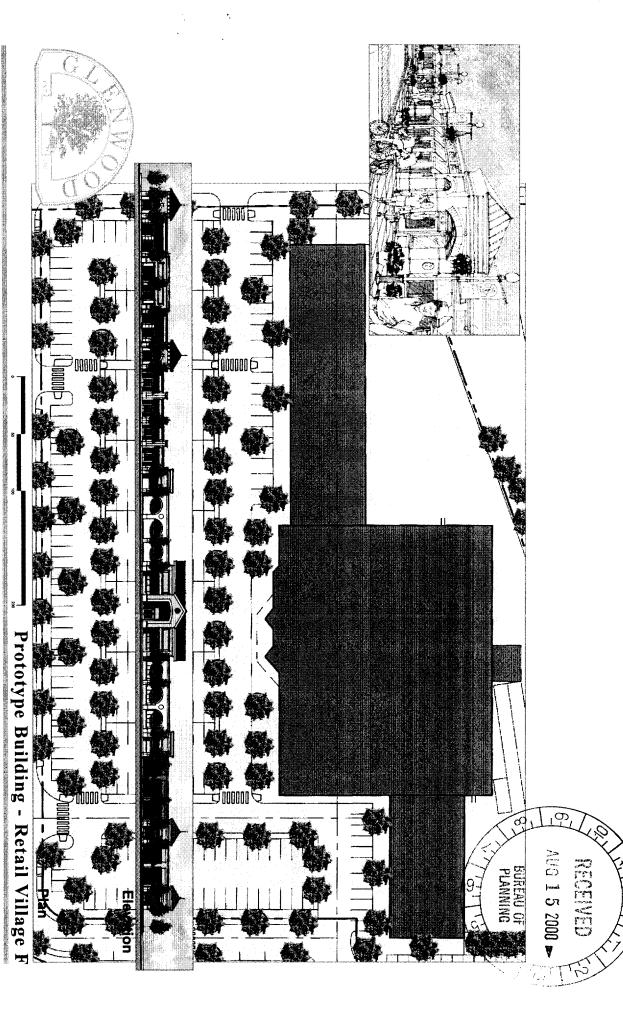
ASSOCIATES, INC. JAMES BROOKS &

Smallwood, Reynolds, Stewart, Stewart & Associates, Inc.

Architects

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ATLANTA, GEORGIA



GLENWOOD DEVELOPMENT

ATLANTA, GEORGIA

JAMES BROOKS & ASSOCIATES, INC.

Smallwood, Reynolds, Stewart, Stewart & Associates, Inc.

Architects

7-00-68

□Consent □V Vote □RC Vote □1st & 2nd □3rd COUNCIL ACTION ATLAYEN GITY COUNCIL PIRESIDENT **MAYOR'S ACTION** STOREST SIGNATURE STOREST JAN I 0 2001 CERTIFIED JAN 2 2001 Readings 22nd Fav, Adv, Held (see rev. side) Fav, Adv, Held (see rev. side) Committee Committee Members Refer To Members Refer To Actions Other Offer **Action:** Chair Chair Date Pate chin Stant First Reading Fav, Adv, Held (see rev. side) Fav, Adv, (Held (see rev. side) AMENDED ATICHDED A - (2-C) C 10-31-02 Committee Committee Members **Refer To** Committee Chair Members Actions C. Legion Refer To クスランし シマスの Actions Chair Chair Date 4 1-1 (LIGHT INDUSTRIAL) DISTRICT TO THE AND THE GLENWOOD-WYLIE CONNECTOR, S.E. 14TH DISTRICT, FULTON COUNTY, GEORGIA. PD-MU (PLANNED DEVELOPMENT-MIXED USE) THE NORTHEAST CORNER OF THE CLENWOOD-SIDE OF GLENWOOD AVENUE BEGINNING AT ADOUTED BY (HEAVY INDUSTRIAL) DISTRICT AND THE NORTHEAST CORNER OF GLENWOOD AVENUE AN ORDINANCE TO REZONE FROM THE I-2 COUNCIL JAN 0 2 2001 26.7757 ACRES; LAND LOT 12, AS AMENDED DISTRICT, PROPERTY LOCATED AT THE FRONTING 724.85 FEET ON THE NORTH WYLIE CONNECTOR. DEPTH: VARIES; 220ing 89-00-Z COUNCIL DISTRICT 5 (Do Not Write Above This Line) 1st ADOPT 2nd READ & REFER 00-7-1440 OWNER: GLENWOOD PARK LLC 20 REGULAR REPORT REFER BY: JAMES R. BORDERS AN ORDINANCE BY: ZONING COMMITTEE 00 ADVERTISE & REFER SAME CONSENT REFER Date Referred G APPLICANT: **Referred To:** NPU-W